Karen Johnson Davidson County
Batch# 1209216 DEEDQC
12/02/2024 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093490

QUITCLAIM DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ASM Enterprises Series LLC **C/o Thomas J. Smith**	**New Owner**	**092-02-0F-010.00**
13424 Wandering Ridge Way	(NAME)	
(ADDRESS) **Chino Hills, CA 91709**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **THOMAS JESUS SMITH, A MARRIED MAN,*** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ASM ENTERPRISES SERIES LLC, A NEVADA LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 10 OF THE HERITAGE AT JEFFERSON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE HERITAGE AT JEFFERSON TOWNHOMES OF RECORD IN INSTRUMENT #20161202-0126840, AS AMENDED IN INSTRUMENT #20190510-0044214, AND IN INSTRUMENT #20220127-0009964, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT D TO SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS JESUS SMITH, A MARRIED MAN, BY WARRANTY DEED FROM HUMPHREYS COUNTY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20231128-0091785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 2410 MEHARRY BOULEVARD, UNIT 6, NASHVILLE, TN 37208.

****THE SUBJECT PROPERTY HAVING NEVER BEEN THE PERSONAL, PRIMARY RESIDENCE OF GRANTOR AT ANY TIME, GRANTOR WARRANTS THAT HE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL RIGHTS OR INTERESTS AS CONTEMPLATED IN T.C.A. § 26-2-301 OR OTHER SIMILAR STATUTES THEREIN.***

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 19 day of Nov, 2024.

THOMAS JESUS SMITH

STATE OF CALIFORNIA
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Jesus Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2024.

Notary Signature

My commission expires: August 01, 2028

KELLI POZON
Notary Public - California
San Bernardino County
Commission # 2493733
My Comm. Expires Aug 1, 2028

Certificate of Authenticity

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 19, 2024.

Date

Affiant Signature

December 2, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027